
RESPONSES TO ALDERWOMAN WILKINS

Aldерwoman Wilkins,

This is to address concerns you expressed in last week's Codes and Regs meeting on the RHDC's Avon Street work regarding apartment crime and total units.

There is often great confusion between Public Housing and Affordable Housing. While public housing can be considered "affordable" to people with little or no income, the definition of **Affordable Housing** is that hard-working people will spend no more than 30% of their income on housing-related costs (rent or mortgage and utilities). The Avon property is not a Public Housing project, rather it is funded the same way as the Grove and the Jane Adams property on College Avenue.

While those properties were in planning, there was considerable uproar and concern that Gorman was "creating the next slum" that would lead to a drop in property values and an increase in crime. *Neither of those things have occurred.*

In fact, this [University of California Irvine School of Social Ecology Study](#) shows that well-built and well-managed affordable housing triggers an increase in surrounding housing values and reductions in crime. We saw these same results across projects Gorman did when we investigated them as a possible partner for RHA when I was on the RHA board. This is why we brought them to Rockford – we needed good landlords.

Today, we see none of the concerns neighbors of either property expressed. On the contrary; neighbors are benefiting from increased property values. Please see the attached The Grove Real Estate Study.

Regarding crime; the Gorman team has presented crime statistics on both properties to the RHA, and Commissioner (Aldерwoman) Hoffman for more than 3 years. I believe Aldерwoman Hoffman can attest to the nature of most calls for service and that the total calls are minimal compared to other multi-family properties – including market-rate properties.

Regarding density; the total number of units planned for Avon Street is lower than that of The Grove, meaning there are fewer units per acre. The planned 64 units at the Avon property help meet neighborhood needs (as expressed to us by residents during our research and due diligence phases of planning) while also providing a means to absorb some of the costs of the project's commercial and childcare spaces. Further reducing the number of units would jeopardize those service spaces, requested by local residents.

The Grove is nearly seven years old today. Jane Adams is nearly 11 years old. The materials and management quality evident in both properties have greatly contributed to their success. I would

be happy to arrange a tour of either or both properties with Gorman personnel if you wish. During that tour, we can talk about any other concerns you may have. Additionally, feel free to reach out to me or any other member of the RHDC Board with other questions. Our Board is committed to helping address the overwhelming need for healthy affordable housing for hardworking, lower-wage-earning Rockfordians.

Thank you!

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The Rockford Housing Development Corporation (RHDC) is a 501c3 organization with a mission to provide affordable housing for low-income individuals in the Rockford area. The RHDC is led by a Board of Directors composed of five Rockford residents with a strong desire to address the underlying conditions of poverty and improve the conditions of Rockford neighborhoods.